



Korean Church Zoning Case (Items 61 & 62)

CM Pool wanted to share some information regarding a District 7 zoning case that is very important to her and the residents of the Crestview neighborhood (and surrounding neighborhoods):

A developer has proposed a development in Crestview that is inconsistent with the neighborhood's character and with zoning principles.

- The Korean United Presbyterian Church on 2000 Justin Lane is planning to relocate and sell their Crestview neighborhood properties to a developer.
- The developer is requesting MF-3 zoning on roughly an acre of land in an older part the neighborhood.
- However, the Crestview Neighborhood Association and the neighborhood's Contact Team are concerned that the proposal is inconsistent with the surrounding neighborhood and with zoning principles – and voted overwhelmingly to support MF-1 zoning with a two-story height limit instead.

The proposed project is inconsistent with the surrounding neighborhood.

- Properties surrounding this proposed project are largely:
 - Single family homes, with only two low-density multi-family homes; and
 - One or two stories tall, at most.
- This proposed project would be taller and denser than properties in the surrounding area.
- While the Planning Commission recommended a two-story setback. But to fit with the neighborhood, the project should be limited to two stories only.
- The densest housing in the area is a multi-family complex across the street with roughly 12 units per acre – far less than the roughly 35 units per acre that this proposed project could bring.

The proposed project is inconsistent with the Council-adopted Neighborhood Plan.

- The Neighborhood Plan for this area envisions development that offers housing options for single families and respects and complements the character of the neighborhood.
- Unfortunately, this proposed project does not meet these goals – it would not provide single-family housing and is inconsistent with the neighborhood's character.

The proposed project is inconsistent with the city's official zoning principles.

- Official City of Austin zoning principles recognize the need to consider the actual facts on the ground, rather than just the zoning map when deciding whether to re-zone an area.
- Technically, some of the lots in this area are zoned as MF-3 already. However, in contrast to the proposed project, the housing on these lots is consistent with the neighborhood's character.
- This proposed project is located between the single-family areas within the Crestview neighborhood and the higher intensity uses on the Burnet Road corridor.
- The proposed MF-3 zoning is far too intense to locate next to single-family homes, whereas MF-1 zoning would be a better transition between Burnet Road and the quieter Crestview neighborhood.

The community hopes for the opportunity to work toward a development that will bring families into the area to live in homes that complement the neighborhood's character.

- The neighborhood has proposed MF-1 zoning that would respect the neighborhood's character and help provide quality homes for single families in Austin.